

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

34 Nott Street Balwyn VIC 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,550,000

&

\$2,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,605,000

Property type

House

Suburb

Balwyn

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

26 Empress Road Surrey Hills VIC 3127	\$2,882,000	25-Nov-21
14 June Avenue Balwyn North VIC 3104	\$2,545,000	16-Dec-21
33 Harrington Avenue Balwyn North VIC 3104	\$2,610,000	24-Dec-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 January 2022



### 26 Empress Road Surrey Hills VIC 3127

4 2 1

Sold Price <sup>RS</sup> **\$2,882,000** <sup>UN</sup> Sold Date **25-Nov-21**

Distance **1.95km**



### 14 June Avenue Balwyn North VIC 3104

4 2 1

Sold Price <sup>RS</sup> **\$2,545,000** <sup>UN</sup> Sold Date **16-Dec-21**

Distance **1.54km**



### 33 Harrington Avenue Balwyn North VIC 3104

4 2 1

Sold Price <sup>RS</sup> **\$2,610,000** <sup>UN</sup> Sold Date **24-Dec-21**

Distance **2.23km**

RS = Recent sale

UN = Undisclosed Sale

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